

**TOWN OF SULLIVAN  
ZONING BOARD OF APPEALS  
September 14, 2017  
7:00 P.M.**

A regular meeting of the Zoning Board of Appeals of the Town of Sullivan was convened at the Town Office Building by Chairman Steve Durfee at 7:00 P.M.

Those in attendance for the meeting were: Chairman Steve Durfee, Members Cliff Reals, Michael Keville, Cecilia Berean, and Attorney for the Board John Langey.

Absent: Member Terry Manning and Secretary Jeri Rowlingson.

Also present: Building/Codes Administrator Philip Costanzo.

**PUBLIC HEARING**

**7:00 P.M. – DOYLE, MICHAEL: AREA VARIANCE TO BUILD ADDITION TO EXISTING GARAGE CLOSER TO THE NORTH AND WEST PROPERTY LINES (479 NORTH SHORE DR., 3.24-1-8)**

Mr. Michael Doyle appeared before the Board to ask for an Area Variance to build an addition 20' x 24' to the existing garage. The variance is for 22' of relief from the road setback and 5' of relief from the side property line setback.

The Madison County Planning Board returned the application for Local Determination.

No one spoke for or against the application and the public hearing was closed at 7:10 P.M.

**NEW BUSINESS**

None.

**OLD BUSINESS**

**LOUIS R. BOSTON: AREA VARIANCE TO INSTALL SIX FOOT FENCE WEST SIDE PROPERTY LINE (TABLED FROM AUGUST MEETING) (1802 CHESTNUT RIDGE RD., 25.-1-46)**

Mr. Louis Boston appeared before the Board. Building/Codes Administrator Philip Costanzo met with Mr. Boston at site. They found an old peg and put string where fence was to be located. Mr. Boston will move the fence in 1' from property line. The Board jointly reviewed and considered the legal criteria for the proposed area variance and a proposed resolution for the granting of the requested area variance by addressing each of the legal criteria for approval or denial of the application within the resolution form. It was determined that the

benefits to the applicant outweighed any harm to the neighborhood. The fence will protect property from neighbor's debris and does not affect road visibility.

This application was declared by the Board to be a Type II Action for SEQR.

A motion was duly made by Member Keville, seconded by Member Reals and unanimously passed by the Board granting Mr. Boston 2' of relief to install a 6' fence on west side property with the following conditions:

1. The fence cannot be placed closer to the road than the front east corner of the neighboring house to the West.
2. The good side of the fence shall face out toward the neighbor.
3. The fence shall be of a white vinyl construction.
4. The fence must be a minimum of one foot off the property line.

**MICHAEL DOYLE: AREA VARIANCE TO BUILD AN ADDITION TO EXISTING GARAGE CLOSER TO THE NORTH AND WEST PROPERTY LINES (479 NORTH SHORE DR., 3.24-1-8)**

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance by addressing each of the legal criteria for approval or denial of the application within the resolution form. It was determined that the benefits to the applicant outweighed any harm to the neighborhood and it was noted that the addition would not block views of the lake or views of traffic.

This application was declared by the Board to be a Type II Action for SEQR.

A motion was duly made by Member Reals, seconded by Member Keville and unanimously passed by the Board granting Michael Doyle 5' of relief from the side property line and 22' of relief from the road setback requirements to build a 20' x 24' addition to the existing garage.

**APPROVAL OF MINUTES**

A motion was duly made by Member Keville, seconded by Member Berean and unanimously passed by the Board approving the minutes of August 10, 2017.

**ADJOURNMENT**

A motion was duly made by Member Reals, seconded by Member Berean and unanimously passed by the Board to adjourn the meeting at 7:30 P.M.

**Respectfully Submitted**  
**Jeri Rowlingson**  
**Secretary**